



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for September 3, 1997, to Consider Request from Gordon B. Roget, M.D., for Waiver of Development Impact Mitigation Fees for Parks and Recreation Facilities for 409, 511, 519 and 527 South Orange Avenue

MEETING DATE: August 20, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for September 3, 1997, to consider the request from Gordon B. Roget, M. D., requesting a waiver of the development impact mitigation fees for parks and recreation facilities for the properties located at 409, 511, 519 and 527 South Orange Avenue (portions of APN 033-110-030).

BACKGROUND INFORMATION: The Public Works Department received a letter from Dr. Gordon Roget (attached Exhibit A) in which he requested that the development impact mitigation fees for parks and recreation facilities be waived for his property located at 409, 511, 519 and 527 South Orange Avenue.

Staff recommends that the City Council set this matter for public hearing for September 3, 1997.

FUNDING: None required.


Jack L. Ronsko
Public Works Director

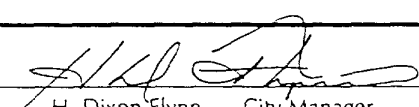
Prepared by Sharon A. Welch, Associate Civil Engineer

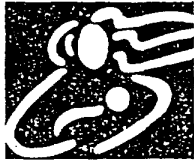
JLR/SAW/pmf

Attachment

cc: Associate Civil Engineer - Development Services
Gordon B. Roget, M. D.

APPROVED: _____


H. Dixon Flynn -- City Manager



Gordon B. Roget, M.D.
Maureen E. Sheehan, C.N.M., B.S.N.
Obstetrics, Gynecology and Midwifery

510 South Fairmont Avenue
Lodi, California 95240
209/334-4975
209/462-9336

EXHIBIT A

RECEIVED

July 13, 1997

JUL 16 1997



CITY OF LODI
PUBLIC WORKS DEPARTMENT

City of Lodi
Attention: Ms. Sharon A. Welch
P.O. Box 3006
Lodi, CA 95241-1910

Dear Members of the Planning Commission and/or City Council:

I am requesting that the Parks and Recreation Fees be waived for the four lots I am developing on Orange Street. I, along with my brothers Randy and Vance inherited this property along with the office directly opposite on Fairmont Street. These properties, along with approximately \$30,000 each in cash, constituted our entire inheritance. In that my father donated property of approximately equal value to the City of Lodi for use as a park, I do not feel it is fair to ask us to make any further contributions to the Department of Parks and Recreation from our portion of the inheritance. As you will see by the enclosed documents, these fees represent only about a fourth of the fees due to the City of Lodi for the development of these lots, so we will still be making a substantial contribution towards streets, sewers, and so on, which were long ago installed and paid for.

Please do not interpret this letter as representing any sort of sour grapes about my father's donation of land for a park. We knew for over twenty years that such was his plan and are very happy to have seen it carried through.

I thank you in advance for your prompt consideration of this matter.

Sincerely,

Gordon B. Roget, M.D.

GBR:tmc

Enclosure: Copies of Development Impact Mitigation Fee Summary Sheets.

1



Development Impact Mitigation Fee
Summary Sheet

n/a

File 2

n/a

Const. Appl. #

AP #

Name

Address

PRELIMINARY ESTIMATE
BASED ON INFORMATION
AVAILABLE 10/25/93

Parcel

Project (if different)

Fee Category	Account #	P	RAE	Adj.	F	A	T
1) Water Facilities	60.1-501	\$ 5,690.00	1.96		\$ 11,150.00	0.15	\$ 1,672.50
2) Sewer Facilities - General - Lift Station	60.2-501	\$ 1,060.00	1.96		\$ 2,080.00	0.15	\$ 312.00
3) Storm Drainage Facilities	60.3-501	\$ 7,630.00	0.00	x	\$ 0.00	0.15	\$ 0.00
4) Street Improvements	60.4-501	\$ 5,440.00	1.96		\$ 10,660.00	0.15	\$ 1,599.00
5) Police Protection Facilities	60.5-501	\$ 1,130.00	1.77		\$ 2,000.00	0.15	\$ 300.00
6) Fire Protection Facilities	60.6-501	\$ 540.00	1.96		\$ 1,060.00	0.15	\$ 159.00
7) Parks & Recreation Facilities	60.7-501	\$ 11,830.00	1.43		\$ 16,920.00	0.15	\$ 2,538.00
8) General City Fac. & Prog. Admin.	60.8-501	\$ 6,830.00	1.43		\$ 9,770.00	0.15	\$ 1,465.50

Total 1-8: \$8,046.00
due prior to project approval

due prior to project approval

due prior to project approval

due prior to project approval

due prior to project approval

due prior to project approval

Notes:

1. The site currently contains a paved parking area for the medical office building at 510 S. Fairmont Avenue. Development Impact Mitigation Fees will not be required for storm drainage since the parking lot is paved and currently drains to the street.

Record #:

Date Billed:

Date Paid: (Fee category 1 thru 5)

10.26.93 HYSKE



CITY OF LODI
PUBLIC WORKS DEPARTMENT

Development Impact Mitigation Fee
Summary Sheet

Subdivision: n/a n/a n/a
Name Tract # File #
Parcel: Portion of 500 and 510 S. Fairmont Avenue
Address n/a
North 48' of the East 100" of 033-080-0027
and the South 18' of the East 96' of 033-080-0028
AP # Const. Appl. #

Developer/Owner: Ken Hyske
Name

PRELIMINARY ESTIMATE
BASED ON INFORMATION
AVAILABLE 10/25/93

Address

Project Description: Construct duplex

GP Land Use Category: R-MD

Fee Category	Account #	Parcel						Project (if different)	
		P	RAE	Adj.	F	A	T		
1) Water Facilities	60.1-501	\$ 5,690.00	1.96		\$ 11,150.00	0.15	\$ 1,672.50		
2) Sewer Facilities - General	60.2-501	\$ 1,060.00	1.96		\$ 2,080.00	0.15	\$ 312.00		
- Lift Station									
3) Storm Drainage Facilities	60.3-501	\$ 7,630.00	0.27	x	\$ 2,060.00	0.15	\$ 309.00		
4) Street Improvements	60.4-501	\$ 5,440.00	1.96		\$ 10,660.00	0.15	\$ 1,599.00		
5) Police Protection Facilities	60.5-501	\$ 1,130.00	1.77		\$ 2,000.00	0.15	\$ 300.00		
6) Fire Protection Facilities	60.6-501	\$ 540.00	1.96		\$ 1,060.00	0.15	\$ 159.00		
7) Parks & Recreation Facilities	60.7-501	\$ 11,830.00	1.43		\$ 16,920.00	0.15	\$ 2,538.00		
8) General City Fac. & Prog. Admin.	60.8-501	\$ 6,830.00	1.43		\$ 9,770.00	0.15	\$ 1,465.50		

P = Program Fee per Residential Acre Equivalent (RAE) per Resolution 91-172.
RAE = Residential Acre Equivalent per LMC \$15.64.070, unless adjusted.
Adj. = Checked if RAE is adjusted, see Notes below.
F = Fee per acre (rounded to nearest \$10.00) = P x RAE.
A = Gross acreage per LMC \$15.64.020A & 15.64.060 (rounded to nearest 0.01 acre).
T = Total Fee for service category = A x F.

Total 1-8: \$8,355.00
due prior to project approval

Notes:

1. A portion of the site currently contains a paved parking area for the medical office building at 510 S. Fairmont Avenue. The RAE factor for storm drainage has been adjusted to allow credit for the paved portion of the parcel which currently drains to the street.

By: Sharon R. Walsh

Approved: _____

Record #: _____

Date Billed: _____

Date Paid: _____ (Fee category 1 thru 5)



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Development Impact Mitigation Fee Summary Sheet

Subdivision: n/a

n/a

n/a

Name

Tract #

File #

Parcel: Portion of 410 and 500 S. Fairmont Avenue

Address

n/a

North 18' of the East 96' of 033-080-0028
and the East 95' of 033-080-0029

AP #

Developer/Owner: Ken Hyske

Name

PRELIMINARY ESTIMATE
BASED ON INFORMATION
AVAILABLE 10/25/93

Address

Project Description: Construct duplex

GP Land Use Category: R-MD

Parcel

Project (if different)

Fee Category	Account #	P	RAE	Adj.	F	A	T
1) Water Facilities	60.1-501	\$ 5,690.00	1.96		\$ 11,150.00	0.16	\$ 1,784.00
2) Sewer Facilities - General - Lift Station	60.2-501	\$ 1,060.00	1.96		\$ 2,080.00	0.16	\$ 332.80
3) Storm Drainage Facilities	60.3-501	\$ 7,630.00	1.00		\$ 7,630.00	0.16	\$ 1,220.80
4) Street Improvements	60.4-501	\$ 5,440.00	1.96		\$ 10,660.00	0.16	\$ 1,705.60
5) Police Protection Facilities	60.5-501	\$ 1,130.00	1.77		\$ 2,000.00	0.16	\$ 320.00
6) Fire Protection Facilities	60.6-501	\$ 540.00	1.96		\$ 1,060.00	0.16	\$ 169.60
7) Parks & Recreation Facilities	60.7-501	\$ 11,830.00	1.43		\$ 16,920.00	0.16	\$ 2,707.20
8) General City Fac. & Prog. Admin.	60.8-501	\$ 6,830.00	1.43		\$ 9,770.00	0.16	\$ 1,563.20

P = Program Fee per Residential Acre Equivalent (RAE) per Resolution 91-172.

RAE = Residential Acre Equivalent per LMC \$15.64.070, unless adjusted.

Adj. = Checked if RAE is adjusted, see Notes below.

F = Fee per acre (rounded to nearest \$10.00) = P x RAE.

A = Gross acreage per LMC \$15.64.020A & 15.64.060 (rounded to nearest 0.01 acre).

T = Total Fee for service category = A x F.

Total 1-8: \$9,803.20
due prior to project approval

By: Sharon A. Wilson

Approved: _____

Record #: _____

Date Billed: _____

Date Paid: _____ (Fee category 1 thru 8)

Development Impact Mitigation Fee
Summary Sheet

n/a

n/a

Tract #

File #

n/a

North 72' of the South 90' of the
East 96' of 033-080-0028

AP #

Name _____

Address

PRELIMINARY ESTIMATE
BASED ON INFORMATION
AVAILABLE 10/25/93

Parcel

Project (if different)

Fee Category	Account #	P	RAE	Adj.	F	A	T
1) Water Facilities	60.1-501	\$ 5,690.00	1.96		\$ 11,150.00	0.16	\$ 1,784.00
2) Sewer Facilities - General - Lift Station	60.2-501	\$ 1,060.00	1.96		\$ 2,080.00	0.16	\$ 332.80
3) Storm Drainage Facilities	60.3-501	\$ 7,630.00	1.00		\$ 7,630.00	0.16	\$ 1,220.80
4) Street Improvements	60.4-501	\$ 5,440.00	1.96		\$ 10,660.00	0.16	\$ 1,705.60
5) Police Protection Facilities	60.5-501	\$ 1,130.00	1.77		\$ 2,000.00	0.16	\$ 320.00
6) Fire Protection Facilities	60.6-501	\$ 540.00	1.96		\$ 1,050.00	0.16	\$ 169.60
7) Parks & Recreation Facilities	60.7-501	\$ 11,830.00	1.43		\$ 15,920.00	0.16	\$ 2,707.20
8) General City Fac. & Prog. Admin.	60.8-501	\$ 6,830.00	1.43		\$ 9,770.00	0.16	\$ 1,563.20

Total 1-8: \$9,803.20
due prior to project approval

$$T = \text{Total Fee for service category} = A \times F.$$

Record #:

Date Paid: (Fee category 1 thru 5)